



Flat 8, Anselm Court, Pembroke Avenue, Bispham, FY2 9QD

**offers in the region of
£109,950**

This charming second-floor flat is located just off the iconic Queens Promenade, offering stunning sea views - sold with NO CHAIN DELAY!

The lounge is a bright and inviting area with large patio doors that open out onto a private balcony, where you can take in the sea views and enjoy the fresh sea air. You will also find a generous kitchen/dining area, two double bedrooms, bathroom and convenient separate W/C.

Additionally, there is a garage included, providing secure parking or extra storage space.

This property offers a fantastic opportunity to live by the sea, with direct access to the promenade and all the attractions that Blackpool has to offer. Ideal for anyone seeking a peaceful seaside retreat with the convenience of modern amenities.

- Located just off Queens Promenade
- Balcony with sea views
- Two double bedrooms
- Garage to rear • No chain delay

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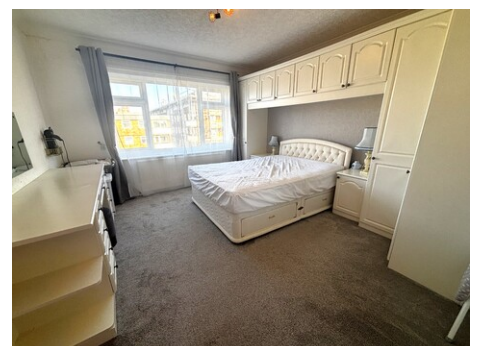
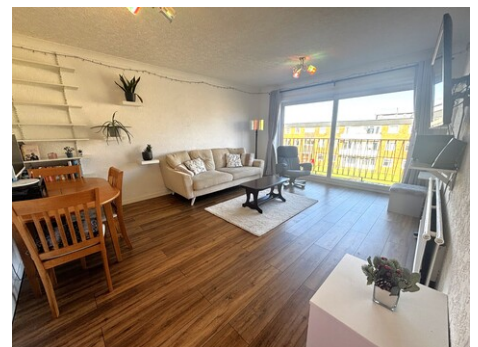
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Communal Entrance:

Private Entrance: Built in storage, Coat hooks, Radiator.

Lounge: 16'8" x 12'9" (5.08 m x 3.89 m) Laminate flooring, UPVC double glazed patio doors to balcony, Radiator.

Dining Kitchen: 13'3" x 11'6" (4.04 m x 3.51 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated appliance to include, Washing machine, dishwasher, fridge, freezer, electric oven and hob, Wall mounted boiler, UPVC double glazed window, Radiator.

Bedroom 1: 12'11" x 12'1" (3.94 m x 3.68 m) Built in wardrobes and overhead storage, Fitted dressing table, UPVC double glazed window, Radiator.

Bedroom 2: 11'8" x 10'1" (3.56 m x 3.07 m) Fitted wardrobes with overhead storage and matching vanity table, UPVC double glazed window, Radiator.

Bathroom: Panelled bath with overhead shower, Wash basin, Tiled walls, UPVC double glazed window, Radiator.

WC: Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front: Concrete path to the front door, Lawn.

Rear: Rear courtyard.

Garage: Single garage with an up and over door.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1st April 1971; Service charge £130 per month. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)



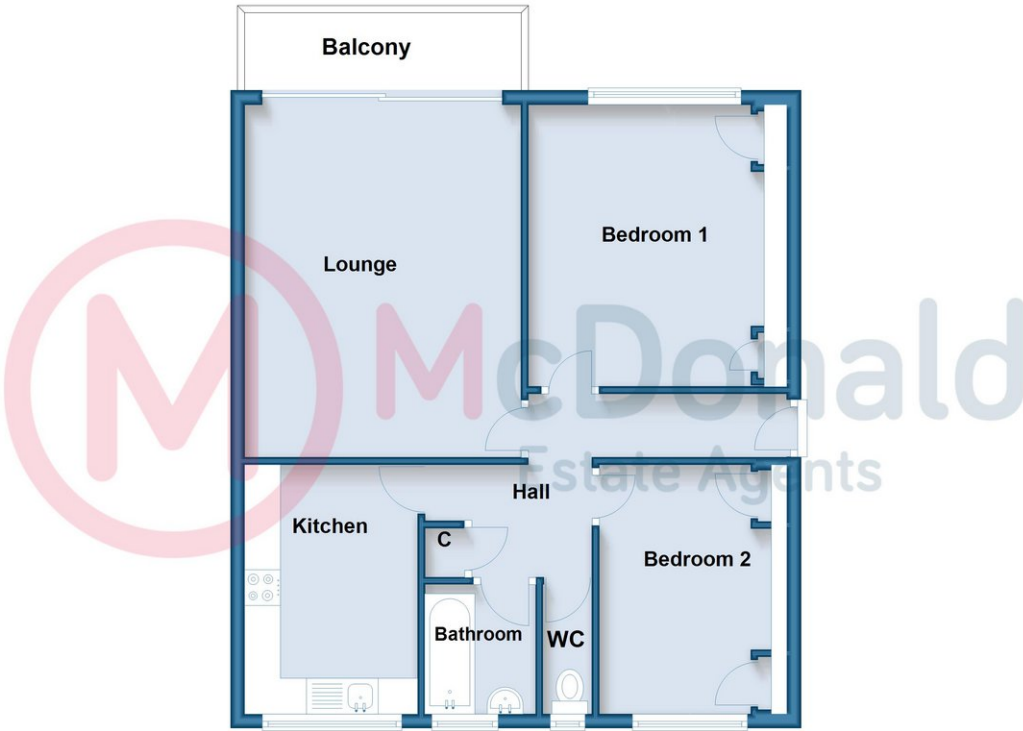
Directions: From our office travel towards the promenade and at the traffic lights turn left. Pembroke Avenue is the fourth turning on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Plan produced using PlanUp.

Anselm Court

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